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89-283673

<input checked="" type="checkbox"/> RECORDING requested by and return to FRIEDMAN & PHILLIPS 10920 Wilshire Boulevard, Suite 650 Los Angeles, California 90024 TELEPHONE NO (213) 208-2889		FOR COURT USE ONLY FEE \$11 0 4 FILED NOV 14 1988 BY ARBERTHA, DEPUTY	
ATTORNEY FOR NAME: Co-Executors		CASE NUMBER P 726 686	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: 111 North Hill Street CITY AND ZIP CODE: Los Angeles, California 90012 BRANCH NAME: Central District		FOR RECORDER'S USE RECORDED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA 21 MIN. 3 P.M. FEB 22 1989	
ESTATE OF (NAME): PEGGY HANNAH HERMAN <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR			
ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> And Confirming Sale of Other Property as a Unit			
1. Hearing date: 11/8/88 Time: 9:15 AM Dept: 5 Rm: THE COURT FINDS 2. All notices required by law were given and, if required, proof of notice of sale was made. 3. a. <input checked="" type="checkbox"/> Sale was authorized or directed by the will b. <input checked="" type="checkbox"/> Good reason existed for the sale of the property commonly described as (street address or location): 2816, 2820 and 2824 N. Main St., Los Angeles, CA 90031 4. The sale was legally made and fairly conducted. 5. The confirmed sale price is not disproportionate to the value of the property. 6. <input checked="" type="checkbox"/> Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing. 7. An offer exceeding the amount bid by the statutory percentages <input type="checkbox"/> cannot be obtained <input checked="" type="checkbox"/> was obtained in open court. The offer complies with all applicable law. 8. The personal representative has made reasonable efforts to obtain the highest and best price reasonably attainable for the property. THE COURT ORDERS 9. The sale of the real property legally described <input checked="" type="checkbox"/> on reverse <input type="checkbox"/> in Attachment 9 <input type="checkbox"/> and other property sold as a unit described <input type="checkbox"/> on reverse <input type="checkbox"/> in Attachment 9a is confirmed to (name): Chi Sang Louie and Lai Foon Louie, husband and wife as joint tenants as to an undivided 35%, Po Yan Louie and Melinda F. Louie, husband and wife as community property as to an undivided 35%, and Joseph K. Wong and Susie L. Wong, husband and wife as joint tenants as to an undivided 30% for the sale price of: \$1,060,000.00 on the following terms (use attachment or reverse if necessary): See Attachment A. 10. The personal representative (name): Howard L. Herman and Bradley L. Herman is directed to execute and deliver a conveyance of the estate's interest in the property described in item 9 <input type="checkbox"/> and other property described in item 9 upon receipt of the consideration for the sale. 11. a. <input checked="" type="checkbox"/> No additional bond is required. b. <input type="checkbox"/> Personal representative shall give an additional bond for: \$ _____, surety, or otherwise, as provided by law. c. <input type="checkbox"/> Net sale proceeds shall be deposited by escrow holder in a blocked account to be withdrawn only on court order. Receipts shall be filed. (Specify institution and location): 12. a. <input type="checkbox"/> No commission is payable. b. <input checked="" type="checkbox"/> A commission from the proceeds of the sale is approved in the amount of: \$ 52,000.00 to be paid as follows: Entirely to S.D. Herman Co.			
Date:		JUDGE OF THE SUPERIOR COURT <input checked="" type="checkbox"/> Signature follows last attachment. Robert J. Blaylock PRO TEMPORE	
13. <input checked="" type="checkbox"/> Number of pages attached: One (1)		14. <input checked="" type="checkbox"/> Legal description on reverse.	

Form Approved by the
Judicial Council of California
SA 300, CC 600 (Rev. July 1, 1988)

ORDER CONFIRMING SALE OF REAL PROPERTY
(Probate)

325

8822430-53

ESTATE OF (NAME):

PEGGY HANNAH HERMAN

CASE NUMBER

P 726 686

15. ☒ Legal description of the ☒ real property ☐ personal property in item 9 (describe): ..

Lots 2, 3 and the easterly 47 feet of Lot 4 of Kickinson's Subdivision of Block 4 of Molton Tract at Book 7, page 70 of Miscellaneous Records, County of Los Angeles, State of California.

89- 283673

CLERK'S CERTIFICATE

SEAL

I certify that the foregoing Order Confirming Sale of Real Property, including any attached description of real or personal property, is a true and correct copy of the original on file in my office.

Date:

CLERK, by _____, Deputy

ESTATE OF PEGGY HANNAH HERMAN
LOS ANGELES SUPERIOR COURT CASE NUMBER P 726686

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ATTACHMENT A

Terms of Sale

The sale is for \$1,060,000.00 cash in an "as is" condition free from encumbrances except general and special taxes, including levies therein for fiscal year 1988-1989, covenants, conditions, restrictions, reservations, exceptions (including oil, gas or mineral rights), easements, rights and rights of way of record and in deed to file, if any, affecting the use and occupancy of said property. Taxes, based on the latest tax statement, are to be prorated to close of escrow. Rents are to be prorated to close of escrow. Buyers to furnish new insurance. Buyers to pay Buyers' customary charges. Seller to pay seller's customary charges.

Buyers are aware that 2820 North Main Street has been cited by the City of Los Angeles under the City's Earthquake Repair Ordinance and agrees that buyers assume full responsibility for satisfying the requirements of the City for any required repairs or renovations at Buyers' sole cost and expense. Buyers are further aware that at a hearing held on November 2, 1988, hearing officers William Grimes and Samuel Naimark of the Earthquake Safety Division of the City of Los Angeles Department of Building and Safety agreed to the following time schedule for the completion of required earthquake safety renovations at the subject property:

1. Plans must be submitted no later than January 8, 1989;
2. Permits must be obtained no later than March 8, 1989;
3. The actual renovation is to commence no later than April 23, 1989;
4. The renovations are to be completed by August 23, 1989.

Buyers are further aware that the above schedule must be approved by the Department. In the event that seller is required to expend any funds to make the necessary repairs or renovations prior to the close of escrow, the sales price set forth herein for the purchase of the real property shall be adjusted accordingly, i.e., for every dollar spent by seller in effecting such repairs or renovations, the purchase price of the property shall be increased by a like amount. In the alternative, buyers may elect to pay for such repairs or renovations directly at buyers' sole cost and expense, in which case buyers may select the contractors/engineers to be hired in connection therewith, which contractors/engineers shall be subject to seller's reasonable approval. In the event that buyers select this latter alternative, the purchase price for the property shall remain unchanged.

Date: NOV 14, 1988

Robert J. Blaylock
Judge Robert J. Blaylock
JUDGE PROB. CLERK

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THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS A FULL, TRUE, AND CORRECT COPY
OF THE ORIGINAL ON FILE AND OF RECORD IN
MY OFFICE.

ATTEST FEB 08 1989

FRANK S. ZOLIN
County Clerk, Executive Officer of the
Superior Court of California, County of
Los Angeles.

BY *[Signature]* DEPUTY

SEP 28 1988

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder.

SEP. 25 1989

Chas. Winkler REGISTRAR-RECORDER
LOS ANGELES COUNTY, CALIFORNIA

